

Panaji, 28th August, 2003 (Bhadra 6, 1925)

SERIES I No. 22

OFFICIAL GAZETTE

GOVERNMENT OF GOA

EXTRAORDINARY

No. 3

GOVERNMENT OF GOA

Department of Town and Country Planning

Panaji Planning & Development Authority,
South Goa Planning & Development Authority and
Vasco Planning & Development Authority

Notification

1-4-2003/TP-UDD

Whereas Draft Regulations which the Panaji Planning and Development Authority, South Goa Planning & Development Authority and Vasco Planning & Development Authority desired to make, with the previous sanction of the Government, in exercise of the powers conferred by Section 141, read with Section 30 of the Goa, Daman and Diu, Town & Country Planning Act, 1974 (Act of 1975), were pre-published as required by sub-section (3) of Section 141 of the said Act, in the Official Gazette, Series III, No. 19, dated 10-8-2000, under Notification No. NGPDA/ODP/12/1125/2000, dated 30th June, 2000, No. VPDA/ODP/400/2000-01/525, dated 29th June, 2000 and No. SGPDA/ZR/430/2000-01 dated 29th June, 2000 of the Town and Country Planning Department, inviting objections/suggestions from members of the public on the said Draft Regulations within a period of 60 days from the date of publication of the said Notification in the Official Gazette.

And, whereas, the objections/suggestions received from the public on the said Draft

Regulations have been considered by the Government.

Now, therefore, in exercise of the powers conferred by Section 141, read with Section 30 of the Goa, Daman and Diu, Town and Country Planning Act, 1974 (Act 21 of 1975), and with the previous sanction of the Government, the Panaji Planning & Development Authority, South Goa Planning & Development Authority and Vasco Planning & Development Authority hereby makes the following regulations namely: Planning & Development Authority (Development Plan) Regulations 2000.

Sd/- Member Secretary, Panaji Planning & Development Authority, Member Secretary, South Goa Planning & Development Authority, Member Secretary, Vasco Planning & Development Authority.

Panaji, 26th February, 2003.

Planning and Development Authority (Development Plan) Regulations, 2000

In the exercise of the powers conferred by Section 141 of the Goa Town & Country Planning Act 1974, (Act 21 of 1975) and all other powers enabling it on that behalf, the Planning and Development Authority, hereby make the following Regulations:—

1. *Short title, Extent and Commencement:—*
- 1) These Regulations shall be called "The

Planning and Development Authority (Development Plan) Regulations - 2000".

2) They shall come into force from the date fixed by the Authority whilst adopting the same.

3) They shall extend to all Planning and Development Authorities in the State of Goa and to all Planning areas under each Authority.

4) By virtue of provisions contained in Section 142 of the Act, all laws, inconsistent with the provisions of these regulations shall stand repealed to the extent of such inconsistencies.

PART - I

2. DEFENITIONS

In these Regulations, as well as in the orders passed by, or in the instructions and communications issued by the Authority under the Act, the words listed below, shall have the meanings given against them, unless the context requires otherwise.

Words and expressions used in these Regulations and not defined herein will be as defined by the Authority from time to time unless defined in the Act & Rules in which case they shall have same meaning as assigned to them in the Act or Rules.

1) "Act" means the Goa Town & Country Planning Act, 1974 (Act 21 of 1975) as amended from time to time.

2) "Access" means the means of an entry to any building /plot/land.

3) "Addition" means any change involving addition to the coverage, F.A.R., height or reduction in setbacks.

4) "Alteration" means a change from one use to another or a structural change, such as, a change to the area or height, or the removal of part of a building, or a change to the structure, such as, construction of, cutting into or removal of any wall, partition, column, beam, joint, floor or other support, or a change to or closing of means of ingress or egress.

5) "Architect" means any person registered under the provisions of the Architect's Act (Central Act No.20 of 1975).

6) "Attic storey" or "Attic floor" means a floor immediately above the top most storey of a building formed under the sloping roof.

7) "Authority" means the Planning & Development Authority constituted under the Town & Country Planning Act, 1974.

8) "Balcony" or "Verandah" means a floor projection or recess beyond internal or external wall having handrail or balustrade parapet at least on one side, open either to internal court yard or external air space and to serve as passage or a sitting out place.

9) "Basement" or "Cellar" means the lowest storey of a building below ground level of the plot and projecting not more than 1.5 m. above the surrounding ground level.

10) "Bench mark" means a point marked on the ground to serve as point of reference.

11) "Building" means a structure such as a house, out-house, stable, shed, hut and other enclosures or structures of masonry of stone, bricks, mud, metal, or any other material whatsoever and used as a human dwelling or otherwise and also includes verandahs, fixed platforms, plinths, doorsteps, walls (including compound walls) and fencing, filling stations and the like, but does not include tents, shamianas and tarpaulin shelters.

12) "Building line" means the line upto which the plinth of the building facing a street or an extension of a street or any future street may lawfully extend. It includes the lines prescribed in any scheme.

13) "Canopy/Porch" means a horizontal projection on external wall with or without support.

14) "Cantilever" means a projection from a wall or column, supported on two adjacent sides.

15) "Ceiling height" means the vertical distance between the floor and the underside of the slab.

16) "Chajja" means a sloping or horizontal overhanging provided on external walls to provide protection from sun and rain.

17) "Cinema" means an auditorium where performance is essentially given by projection on screen with or without the accompaniment

of sound and includes temporary or travelling cinemas/theatres.

18) "Clean Industry" means an industry, which does not emit smoke, noise, offensive odours or harmful industrial wastes.

19) "Completion Certificate" means a certificate issued by the Authority to confirm that the development has been completed as per the permission granted by it.

20) "Compound wall" means an enclosure, including gate/gates, constructed with any material within/along/around the boundaries of a property.

21) "Conservation Zone" means an area indicated on the Outline Development Plan or any other plan as an area having architectural/heritage/Archaeological importance within which development is governed by special regulations and is subject to approval of the Conservation Committee.

22) "Courtyard" means a space open to sky enclosed or partially enclosed by building, boundary wall or walls starting at any floor level within or adjacent to a building and accessible at the floor from where it starts.

23) "Covered area" means the area covered by a building/buildings, immediately above plinth level, but does not include the following :-

a) Area of balconies and cantilever floor projection areas provided they are at a minimum height of 2.10 mts. from the ground level.

b) Unstoreyed porch areas limited to 25% of total covered area.

c) Areas of septic tanks, soak pits, man holes, drainage, gutters, chambers, wells and the like, fountains, steps, water sumps, pump house, swing frames, compound walls and gates, all type of antennas, and their bases.

d) Uncovered swimming pools, provided that the area under the pool does not exceed 10% of the effective plot area.

24) "Coverage" means the percentage obtained by dividing the covered area by the effective plot area.

$$\text{Coverage} = \frac{\text{Covered area}}{\text{Effective plot area}} \times 100$$

25) "Detached building" means a building whose walls and roof are independent of any other building with open space on all sides as specified.

26) "Development" means, with its grammatical variations, the carrying out of building, engineering, mining or other operations in, on, over or under the land or making any change in any building or land or in the use of any building or land and include Sub-division of land.

27) "Deviation" means any change in the plans with respect to approved set backs, height, coverage and F.A.R. limits only. It also means any change that alters the exterior of the building in Conservation Zone.

28) "Dwelling Unit" means a habitable place, which should be provided with a kitchen, a W.C. and a bathroom.

29) "Effective plot area" means the area derived after deducting, from the plot area recorded in Survey Records, the following areas:-

a) Area of proposed Right of Way of the road/roads.

b) Areas reserved for any public purpose, excluding any area earmarked for easement right/traditional access.

c) Area not permitted for development. (Zones A1, A2, R & P)

e) Mundcar areas as per the provisions of the Mundcar Act.

30) "Engineer" means a person holding a Degree in Civil Engineering recognized by the All India Council of Technical Education or Diploma in Civil Engineering recognised by State Board or Technical Education of any State/Union Territory of India.

In case of persons holding Diploma in Civil Engineering, they should be Corporate Members of the Institution of Engineers (India) or should have minimum ten years professional experience.

NOTE:- All the diploma holders of Civil Engineering, registered with any Authority, prior to these regulations came into force, shall be considered as "Engineer" for the purpose of these regulations.

31) "External Wall" means an outer wall or vertical enclosure of any building not being a partition wall even though adjoining to a wall of another building.

It also means a wall abutting on an interior open space of any building.

32) "Factory" means a factory as defined in the Factories Act 1948.

33) "Farm House" means a building constructed in agricultural land, for the purpose of carrying out farming activities.

34) "Fencing" see Compound wall.

35) "Filling Station" means a place of retail business engaged in supply and dispensing of motor oil/fuel essential for the normal operation of motor vehicles.

36) "Filling cum Service Station" means a place of retail business engaged in supply and dispensing of motor oil/fuel essential for the normal operation of motor vehicles along with servicing of automobiles. This includes dispensing of motor oil, the sale and service of motor tyres, batteries and other accessories and washing and lubricating of automobiles. It does not include body or engine repair work, painting or other major repairs and overhauling of automobiles.

37) "Floor" means the lower surface in a storey on which one normally walks in a building.

38) "Floor Area" means the covered area of a building at all floor levels totalled together, PROVIDED that the following shall not be counted towards computation of floor area:-

a) Basement or cellar used for parking of vehicles.

b) Balcony or Verandah projecting/recessed up to 1.5 m. from the wall, provided that the total perimeter of the balconies is not more than half the perimeter of the total building at respective floor level. If the projection/recess is more than 1.5 m, then the area beyond 1.5 m. shall be added in computation of floor area.

c) Stilts reserved for parking, provided (i) the clear ceiling height does not exceed 2.10 m, "below the Beam bottom, in case the stilts extend to the entire floor and (ii) ceiling height

does not exceed 3.00 m in case the stilts extend only to part of the floor.

d) Covered parking provided it is open at least on two sides.

e) Areas excluded from the covered areas except floor projections other than balconies, chajjas, unstoreyed porches and slab projections upto 75 cms.

f) Staircases with steps of clear width of 1.20 m. or more for residential buildings and 1.40 m. or more for others, provided that, the risers are not more than 17 cms, treads not less than 25 cms., landing depth is not less than the width of the flight and the maximum number of risers in any flight should not exceed 13.

g) Lift area from first floor onwards.

h) Loft.

39) "Floor Area Ratio" (F.A.R.) means the ratio obtained by dividing the Floor area by the Effective plot area, multiplied by 100.

NOTE:- In case of floors, having a height exceeding 4.5 m, the floor area shall be computed twice, for the purposes of F.A.R. calculation. However this shall not apply to institutional/religious buildings, theatres/auditoriums/atriums/ foyer.

40) "Front" as applied to a plot means the side of the plot abutting the street giving access to the plot.

41) "Garage" means an enclosed building or portion of a building used or approved for the use of parking of any vehicle.

42) "Group of buildings" means more than one building consisting of residences, shops, offices and the like on a single plot.

43) "Habitable Room" means a room to be used for human habitation.

NOTE:- Kitchen, bathroom, water closet compartments, laundry rooms, serving and storage pantries, corridors, cellars, attics and spaces that are not used frequently or during extended periods are not considered habitable rooms.

44) "Height of the building" means the vertical distance measured from the plinth of the building, not exceeding 0.90 m. from the adjoining

road level, to the top of the finished level of the top most roof slab in case of flat roofs and to the eaves level topmost roof slab in case of sloping roofs.

NOTE:- (1) In case of sloping site the height of the plinth should not exceed 1.5 mts. above the adjoining ground at any given point.

In case of sloping sites abutting on two adjacent roads, the height of the plinth shall be computed from the lowest point of the center of the road and shall not exceed 1.5 mts at any point.

- (2) Elevated water tanks, stair cabins, lift cabins and other features serving no other purpose except that of decorations and/or services such as water supply, air conditioning, dish antenna, towers for cellular telephone service, etc. shall be excluded while determining total height of the building, PROVIDED that the additional height referred herein does not exceed 7.5 mts.
- (3) In case of building on stilts or building with basement, the height of the building shall be measured from the top of the stilts/basement.

45) "High rise building" means a building having height of more than 15.40 m.

46) "Land locked plot" means a plot, which is bounded on all sides by plots of different ownership and is not accessible by a public road.

47) "Loft" means a residual space above normal floor level without any direct staircase leading to it, which may be constructed or adopted for storage purpose.

Size of a loft— Area of loft shall not exceed 25% of the carpet area of the habitable room in which it is constructed or 20% of the carpet area of the kitchen in which it is constructed. The size of the loft over corridor, bathroom, and water closet may be for 100% of area.

Height— The headroom measured from the surface of the floor to any point on the underside of the loft shall not be less than 2.1 mts. The maximum height of loft shall not be more than 1.5 mts.

48) "Mezzanine Floor" means an intermediate floor between two main floors, not less than 2.4 m in height from the lower level of the floor and

2.4 m in height from the intermediate level to the ceiling of the room or hall [and having not more than 2/3rd of the floor area of the room] in which it is contained and not enclosed on side overlooking the room in which it is contained.

49) "Notification" means a notification published in the Government Official Gazette.

50) "Parking space" means an area used to park vehicles excluding the driveway connecting with a street and permitting ingress and egress of the vehicles.

51) "Plinth" means the portion of a structure between the surface of the floor immediately above the ground and the ground level.

52) "Plot" means the continuous portion of the land held in one ownership singly or jointly and limited to:

a) One Survey No. and one Sub-division

OR

b) One or more Chalta Nos. under one ownership

OR

c) One Parcel of an approved sub-division plan

OR

d) One parcel as per the partition ordered by a Court

OR

e) One parcel resulting due to sub-division by rights of inheritance

OR

f) One parcel resulting due to operation of Law by any Govt. scheme

OR

h) One parcel resulting due to the application of the Mundcar Act

OR

i) One parcel resulting by amalgamation of more than one plots described above.

l) "Corner Plot" means a plot at the junction of two or more streets. Such plots shall be deemed to have as many fronts as there are abutting streets and therefore no rear setback regulation will be applicable.

II) "Double frontage Plot" means a plot having opening on two streets, not adjacent to each other. Rear setback regulation will not apply in such plots also.

NOTE:- In case the R/W of the roads, which abut the corner plot, is less than 6.0 m. the plot shall be considered as corner plot only if the set back from the centre line of the said road to the building line is minimum of 6.0m. No relaxation of front set back will be allowed in such case.

53) "Porch" see "Canopy"

54) "Ramp" means an inclined way, the gradient of which should not exceed 1:4 in case of motorized traffic and 1:10 in case of pedestrian traffic.

55) "Rear" as applied to a plot means that side which is on the opposite side of the "front"

56) "Repairs" means any alteration/improvement and maintenance care of any building, which affects only its interior but not affect materially, the exterior.

NOTE:- Repairs should not violate the provisions of coverage, right of way, set backs, floor area ratio and height of building as prescribed under these regulations.

57) "Road Width" or "Right of Way" "R/W" means the width of the road or streets inclusive of the street or road drain and footpaths and shall be measured at right angles to the course of direction of such street or road.

NOTE:- In case of road embankments, the road embankment width should be provided in addition to the prescribed R/W.

58) "Row Housing" means row of houses attached to each other by a common wall/walls.

59) "Rules" means the Goa Town & Country Planning (Planning & Development Authorities) Rules, 1977 and other rules made under the Act.

60) "Scheme" means Town Planning Scheme prepared under the Act.

61) "Service Industry" means Industry or establishment where the work done or the

machinery installed is such as it would render service to the residents and would satisfy their day to day needs.

62) "Service Station" means a place of service of automobiles for their normal operation. This includes dispensing of motor oil, the sale and service of motor tyres, batteries and other accessories and washing and lubricating of automobiles. It does not include body or engine repair work, painting or other major repairs and overhauling of automobiles.

63) "Setback" or "Set back Distance" means the horizontal distance measured from the edge of the plot to the line of the building at each floor level as the case may be.

64) "Side" as applied to the plot means the boundary line joining the front and the rear boundaries at whatever shape or angle.

65) "Sloping Site" means a site or plot having a gradient of more than 1:10 which is exceeding 50% of total area of the plot.

66) "Staircase" means the part of the building containing the stairs.

67) "Stilts" means a portion below a building at the ground level with at least two fully open sides.

68) "Storey of a Building" means the space between the surface of one floor and the surface of the floor vertically above or below.

69) "Structural Liability Certificate" means a certificate issued by an Engineer assuming responsibility for the structural design of the building.

70) "Sub-division of Land" means a development by which a plot is fragmented into smaller parts.

NOTE:- Easement to dominant lands and involuntary fragmentation by operation of law by any Government Scheme and rights of inheritance within a family and fragmentation/division as per the provisions of Mundcar Act shall not come under the scope of this definition.

71) "Theatre" means a hall used or approved for the use of the public performance of cultural activities or exhibition of films.

72) "Traditional access" means a pathway recorded in the Survey Plan and used by a person/persons through private or public property to gain access to his/their property, which has no other means of access.

73) "Town Planner" means any person having a Post Graduate degree/diploma in Town & Country Planning from a recognized Institute and registered/elected as Associate member of the Institute of Town Planners (India).

74) "Town Planning Officer" means an Officer appointed by the Chief Town Planner, for the purpose of these regulations.

75) "Watch and Ward Premises" means the building or part of building used by the security staff for their shelter/rest.

76) "Zone" means the classification given to various areas in the spatial plans (ODP/ZP/RP/CDP) prepared by concerned Authorities for regulating the development.

PART - II

3. Procedure for securing Development Permission

3.1) Development to be in conformity with Regulations

Every development in the Planning area shall conform to the provisions of the Development Plan and these Regulations and no development shall be effected without obtaining prior permission in the manner prescribed under these regulations.

3.2) Application for permission

1) For the purpose of obtaining permission of the Authority under Regulation 3.1, the person (including Government Department or Local Authority) intending to carry out development within the Planning Area, shall apply, in the manner prescribed in Rule 13 & 20 of P.D.A. Rules, 1977 as given below.

2) Every application under Section 44 for permission to carry out any development shall be made in Form 'B'.

3) The application in Form 'B' shall be accompanied by the following documents:—

(1) IN CASE OF BUILDING OPERATIONS

i) A site plan in duplicate drawn to a scale of not less than 1.00 cm to 5.00 m, showing therein the boundaries of the site, North direction, existing buildings or structures on, over or under the site or projecting beyond the site, if any all natural features like drains, water bodies and trees with minimum girth of 60 cm, the means of access from the street to the site, layout plan of the proposed internal roads, open space/spaces and sub-divided plots duly numbered.

It shall also detail the dimensions and area of each of the sub-divided plots, width of the proposed streets, dimensions and area of open spaces as well as an Area Statement as per Specimen (AREA STATEMENT II). It shall also give detail cross section of the roads and drain.

NOTE:- (Applicable for all operations)

ii) A detailed plan, showing all floor plans, all street elevations, Section through the Staircase and a Roofing plan, drawn to Scale of 1 cm to 1 m or 1 cm to 0.5 m of the proposed building/buildings.

iii) A location plan, not to scale but with written dimensions/distances, showing prominent landmarks adequate for the Authority to locate the site for inspection.

iv) A parking layout plan drawn to a scale 1 cm to 5 m, showing the size, exact locations, number of car parks provided as well as the direction of flow of vehicles. This requirement will not apply for single family dwellings.

(2) IN CASE OF ENGINEERING, MINING AND QUARRYING OPERATIONS

i) A site plan drawn to scale of not less than 1.00 cm to 10.00 m showing therein the boundaries of the site, direction of the North, existing buildings or structures on, over or under the site or projecting beyond the site, all natural features like drains, water bodies and trees of minimum girth of 60 cm, the means of access with its width from the street to the site, and the exact nature of the operations the applicant intends to carry out on the site.

(3) IN CASE OF SUB-DIVISION OF LAND

i) A site plan drawn to scale of not less than 1.00 cm. to 5.00 m. showing therein the boundaries of the site, direction of the North, existing buildings or structures on, over or under the site or projecting beyond the site, if any, all natural features like drains, water bodies and trees with minimum girth of 60 cm, the means of access from the street to the site, the layout plan of the proposed internal roads, open space/spaces and sub-divided plots duly numbered.

It shall also detail the dimensions and area of each of the sub-divided plots, width of the proposed streets, dimensions and area of open spaces as well as an Area Statement as per Specimen (AREA STATEMENT II). It shall also detail the cross section of the roads and drain.

NOTE:- (Applicable for all operations)

I. All plans shall be duly signed by the Owner and the Architect/Engineer/Town Planner, enlisted with the Planning and Development Authority and shall indicate their names, addresses, qualifications and registration number, allotted by the Planning & Development Authority, as per below mentioned provisions:-

- a) Architect All buildings and Sub-division plans.
- b) Town Planner... All township and Sub-division plans.
- c) Engineer..... All building and Sub-Division plans and Structural Liability Certificate.

II. All the above plans should initially be submitted in duplicate for scrutiny. In case there are corrections, the Authority shall return one copy, marking therein the corrections, after which the applicant shall submit, five sets incorporating all changes required. In case no corrections are required, the Authority shall call for additional three sets.

4. In addition to the above the following information shall be furnished by the applicant, alongwith the application:—

- a) The ownership of right or interest in the land sufficient to enable the applicant to carry

out the intended development supported by the following documents (wherever applicable)

- i) Blue print copy of the Survey Plan of the land from the Directorate of Land Survey/ City Survey Office.
- ii) Copy of Index of Land in Form III/Form I&XIV of Records of Rights or Form 'B' of City Survey Register.
- iii) Sale/Gift/Lease/Mortgage and/or other instrument or assignment.

Provided that the Authority may, if satisfied with other documents submitted, waive the production of any or all these documents.

- b) The details of the development as provided in Annexure to Form 'B' in duplicate.

- c) Structural Liability Certificate as per FORM V (For Panchayat areas only)

- d) Plans and sections of areas where cutting or filling, more than 1.50 mts. from the existing ground level is involved.

- e) A contour plan at 1m intervals, in case of sloping sites.

5. In Conservation zone, following additional documents shall be submitted:—

- a) Detailed drawing of the relevant external elevation of the building alongwith the elevation of the adjacent buildings.

- b) Coloured post card size photographs of the existing buildings, if any, in the plot and the adjacent buildings on either side.

- c) Colour scheme of the exterior elevations including the compound walls. This may be submitted at the time of notifying the completion of the development.

6. In case of development in CRZ areas, the plans should be first submitted and duly approved by Goa State Committee on Environment/Ministry of Environment and Forests. (Whichever is applicable).

3.3) Standard colour notations to be made in plans:—

Every plan, amended plan or completion plan shall be coloured with fixed colours as given in the Table I below:—

TABLE - I

Sr. No.	Items	Site or Building Plan
1	2	3
1. Plot boundary		Black
2. Proposed work		Red
3. Open space		Green
4. Work proposed to be demolished/removed		Brown
5. Water supply work		Yellow
6. Drainage and sewerage work		Yellow
7. Deviation		Red broken line
8. Alteration		Red
9. Cutting and Filling		Red/Yellow
10. Access to bldg. And its rear		Green
11. Trees		Dark green

3.4) Grant of permission

1. On receipt of an application as prescribed above, the Authority shall subject to the provisions of the Act, pass an order for:-

- i) Granting permission unconditionally; or
- ii) Granting permission subject to such conditions it may think fit to Impose; or
- iii) Refusing permission.

Provided that the grant of permission shall be construed only so for that the plans have been approved as regards the Zone, location, height, number of storeys, size of buildings, other structures, yards, courts and open spaces and the uses of buildings and land in all areas and in addition, it shall be construed as Technical Approval under Village Panchayat Regulations in Panchayat areas.

Provided further that such permission shall not in any way construed to be a document confirming any or all of the following:

- a) Title or interest of the holder of the permission to the relevant land or building or both.
- b) Boundaries of the relevant site for which permission has been obtained; or

c) Any easement thereon or there from; and

d) Structural or engineering safety or the workmanship of the proposed development.

2. (a) In case of an application for Sub-Division of land, the Authority shall grant "Provisional Permission" specifying all conditions to be complied as per Sub-division Regulations provided in Part V of these Regulations. On compliance of all conditions of "Provisional Permission", the applicant shall submit a fresh application in the manner prescribed above and the Authority shall grant "Final Permission".

(b) In case the application is for sub-division of an already approved sub-divided plot, final permission shall be granted at the time of first application itself.

3.5) Responsibilities of the Owner and Architect/Engineer/Town Planner.

1) It shall be the responsibility of the Owner/holder of a development permission to ensure that the development he undertakes is properly supervised by the Architect/Engineer/Town Planner who has signed the plans for the job and shall be responsible for the execution as per approved plans.

2) Where the Architect/Engineer/Town Planner disassociates with the development, he shall be responsible to intimate to the Authority of such decision, in writing. The Authority shall immediately require the Owner to appoint another Architect/Engineer/Town Planner, who shall then become responsible for the project with effect from the date such appointment is intimated to the Authority, in writing jointly by the Owner and the new appointee.

3) If the Owner fails to appoint another Architect/Engineer/Town Planner, the Authority shall suspend the permission granted until such time the appointment is made and any work carried out without such appointment shall be considered as not validly undertaken.

3.6) Deviation during development and revocation of permission:

1) The holder of any development permission issued under these regulations shall follow the approved plans and conditions laid down.

2) In case deviation occurs which shall within the framework of these regulations, the holder may carry out such deviation and should clearly show such deviation in the plans at the time of obtaining Completion Certificate. However, this will not apply to Conservation Zone, where no deviation shall be carried without prior approval of the Authority.

3) The Authority may subject to the provisions of the Act, revoke any permission given under these regulations if it is found that subsequent alterations which alter the coverage, FAR, setbacks and height of the project, have taken place during development and proper permission for these alterations have not been obtained. The Authority may also proceed against the holder of the permission in the manner laid down in the Act.

3.7) Duration of Sanction, Notification stages and Completion Certificate

1) Permission for development granted under these regulations shall, subject to the provisions of the Act, be valid initially for a period of three years, and renewable, on submission of a request letter, for a further period of three years at a time, PROVIDED that the work has commenced and has reached atleast the plinth level.

2) Where the development permission is sought to be transferred (along with the property), the owner of such property should intimate to the Authority in writing and obtain confirmation to that effect for the purposes of the Act.

3) The applicant shall notify in prescribed form (FORM IV), for the confirmation of the alignment and set backs (IN PANCHAYAT AREAS ONLY).

4) After completion of the development, the applicant shall apply in prescribed form (FORM IV) for the Completion Certificate, enclosing a Certificate from the Architect/Engineer/Town Planner to the effect that the work has been duly supervised by him and is in conformity with the approved plans. The Authority shall then issue such Certificate, within fifteen days after which it will be deemed granted. This shall apply to both Municipal as well as Panchayat areas.

3.8) Revocations for development permission

1. The Authority may, subject to the provisions of the Act, revoke any development permission

issued under the provisions of these Regulations, wherever there has been any false statements suppression or any misrepresentation of material facts in the application or plans on which the development permission was based or non-compliance of provisions 3.7(1), (2) and (3) above.

PART - III

4. GENERAL REGULATIONS

4.1) Development to be in conformity with Regulations

1) Every Development in the Planning area shall conform to the provisions of the Development Plan and these Regulations and no development shall be effected without obtaining prior permission in the manner prescribed under these regulations.

2) Every building operation or sub-division of land shall be subject to the following general regulations, wherever applicable.

4.2) Means of access to the building within the plot.

1) Every person who erects a building shall provide a means of access to such building and to the rear of such building within the property, a clear way of not less than 4.0 m. in width for non high-rise building and 6.0 m. in width for high rise buildings. Such means of access is to be maintained free from any obstructions and at no time shall any portion of the building be allowed to project or overhang into the passage below the height of 4.5 m. The requirement of access to the rear is not applicable to two storeys building (G + one) in a plot not exceeding 350 m² and 20 m. depth.

2) The applicant shall indicate upon the site plan required to be furnished by him, the whole area of such means of access by distinguishing in colour and description.

3) The applicant shall not at any time erect or cause to permit to be erected or re-erect any building/structure even temporarily, which in any way encroaches or diminishes the area so set apart for the purpose of public or traditional access.

4) The person who undertakes development of a plot shall not do so as to deprive any other

plot of land of its means of access or easement and shall not reduce such means of access to a width less than 3.0 mts. Such access could be through set back areas subject to the condition that no projection shall be permitted within this access. The area of such access shall not be deducted while computing the effective area of the plot.

5) In case of level differences, the pathway could be in form of steps or ramp from the road level to the entrances of the building. In case of steps, the tread of the step shall not be less than 30 cms. and riser shall not be more than 20 cms. in case of ramp the gradient shall be less than 1:10. In case of steps, adequate parking shall be provided nearby.

4.3) Compound wall and gates

1) Permission for construction of compound wall and gates may be sought separately or along with the application for permission for construction/building operation/development within a plot. Detailed drawings of compound wall and gates shall be submitted alongwith the application for development permission drawn to a scale of 1 cm to 1 m.

2) Maximum height of a compound wall along the boundary other than that abutting on a street may be permitted upto a maximum height of 2.0 mts. and along the boundary abutting on a street upto a height 1.5 mts. only and may be of closed type upto a height of 0.9 mts. only. However, no compound wall shall be permitted in front of commercial establishments existing/proposed in the building.

3) Compound wall at street junctions shall be so located as not to disturb the minimum sight distances as prescribed in these regulations and along the intersections of streets no compound wall shall be raised to a height of more than 0.9 mts. from the crown of the road for a length of 9.0 mts. from the intersection corner of the plot, on both sides of the plot.

4) In case of mills, factories, industrial units, storage depots and warehouse, the compound wall may be allowed to be raised to a height not exceeding 3.0 mts. from the crown of the road, PROVIDED that no obstruction to the line of sight for traffic is caused.

5) All gates of compound wall shall open inward only, unless the gate is recessed into the plot to a depth, which will not cause the gate to protrude beyond the compound wall line.

6) The entry or exit, to the plot situated at the intersection of the roads having a width of 10.00 mts. or more, shall be located at least 15.00 mts. away from the tangent point of such intersection. If the length of any side of such a plot is less than what is prescribed above, then the entry or exist shall be provided at the farthest end of the plot from the intersection.

4.4) Restriction on development within line of Sight at the road intersections

1) No development including erection of hoarding, etc. shall be permitted upto 4.5 mts. from the level of adjoining roads and no development shall extend beyond the imaginary line drawn by joining two points on the adjacent edges of the right of ways of the roads at a distance from the point of intersection of the side of the corner of the effective plot as given in the following table. (TABLE II).

TABLE II

Right of way of road in meters	30	25	20	15	10	8 and less
Distance from point of intersection in meters	7.50	7.50	5.00	5.00	5.00	4.00

Note:- Refer diagram No.1, at annexure 1

4.5) Restrictions on development within set backs

1) The setbacks, as required to be provided under these regulations, shall be kept permanently open to sky and they shall not be used for stacking materials or loose articles for the purpose of trade or otherwise nor they shall be used for putting up fixed or movable platforms or advertisement boards or neon sign boards or for such similar uses.

However, plantations/orchards, septic tanks, pump, well gardening will be permitted in the said setbacks provided no structure shall impede the access and circulation of vehicles.

4.6) Projections within the setbacks

1) Following projections shall be allowed within the setbacks provided that there is no obstructions/interference with line of sight or street furniture, fixtures, lighting, access, etc.

a) Front setback.

i) An unstoreyed porch/canopy/cantilevered stair landing projection, provided that a minimum setback of 2.0 m. is left between the R/W of the road/street and the extreme edge of the canopy, there is a clear distance of 2.5 m. between the ground and the bottom of the porch/canopy/stair landing, and no columns are located within the setback.

ii) Balconies/verandah, floor projections which are cantilevered and there is a clear distance of 2.5 m. from the bottom of such projections and ground and 2.0 m. setback is left between R/W of the road/street and such projection.

b) Side and Rear setbacks.

i) Cantilevered weather board, sun shades, chajjas, balconies, canopies or stair landing projections, provided that they are at a minimum height of 2.5 m. from the ground, and not more than 1.5 m. in depth. The minimum height shall be 4.50 mts. along the side giving access to the rear.

4.7) Distance between two buildings

1) The minimum distance between two building within the same plot shall not be less than three metres in case no ventilation or light is taken from facing sides.

2) The minimum distance shall be half the mean height of the two buildings or three metres, whichever is more, in case light and ventilation is taken from facing sides and this distance shall be measured at point where such light and ventilation is taken. No projections shall be permitted within the minimum distance.

4.8) Special Provisions regarding FAR

Following special provisions shall be applicable while finalising the permissible Floor Area Ratio (FAR)

(1) In case of plots affected by proposed right of way or road widening or public reservations as per any plan or scheme in force, an additional FAR equivalent to 100% of such affected area or to 25% of the effective plot area, whichever is lower shall be allowed, PROVIDED the affected area is gifted to the designated authority through a Gift Deed at the time of applying for Completion Certificate.

Ex:- 1) Zone CI, FAR permissible 200

Total Plot Area = 1000 sq. mts.

Area under Road Widening = 100 sq. mts.

Effective plot area = 900 sq. mts.

FAR Calculation should be as follows:—

a) $900 \times 2 = 1800.00$ sq. mts.

b) 25% of 1800 sq. mts = 450 sq. mts.

c) 100% of 100 sq. mts. (100 x 2) = 200

The FAR allowed shall be 1800 (Permissible FAR) + 200 (i.e. additional FAR) = 2000 sq. mts. (450 sq. mts. or 200 sq. mts. whichever is less)

Ex. 2) Zone CI, FAR permissible 200

Total Plot Area = 1000 sq. mts.

Area under Road Widening = 600 sq. mts.

Effective plot area = 400 sq. mts.

FAR Calculation should be as follows:—

a) $400 \times 2 = 800.00$ sq. mts.

b) 25% of 400 sq. mts = 100 sq. mts.

c) 100% of 600 sq. mts. (600 x 2) = 1200

The FAR allowed shall be 800 (Permissible FAR) + 100 (i.e. additional FAR) = 900 sq. mts. (100 sq. mts. or 1200 sq. mts. whichever is less).

(2). In case of Co-operative Societies/Group Housing/block of flats/shops, having a floor area of 1000 M2 or more, an additional FAR shall be allowed, equivalent to a maximum of 7.5% of the floor area proposed, for the following purposes:— Co-operative Society Office, Pump house, Generator room, Garbage collection/disposal enclosure, Telephone Exchange/CCTV equipment room and Entrance foyer/lobby.

4.9) Court Yard

1) The sizes of the Courtyards provided in the development shall conform to the following provisions:—

a) If light and ventilation is taken to the habitable rooms from a court yard, then its size shall be determined, as per the Table given in Annexure 'A' for side set backs.

b) If light and ventilation is taken to non habitable rooms from a court yard, then the minimum area of the court yard shall be 6.25 sq. mts. with the smallest side not less than 2.50 mts. for courtyard having height upto 11.00 mts.

The minimum area of the courtyard shall be 9.00 sq. mts. with minimum side of 3.00 mts. for courtyard having height above 11.00 mts.

4.10) Parking

1) Off street parking spaces for vehicles shall be provided in case of every new building proposed to be constructed or when new additions are made to the existing building, as specified in TABLE III, depending on the use of the building.

TABLE III

Type of use	Minimum Parking Requirements
1	2
I. Residential buildings/ flats apartments,	One space for every 75 m2 of floor area of, part thereof limited to the maximum number of apartments/flats
II a) five & Four star hotels	One space for two rooms,
b) Other hotels and Motels	One space for four rooms
III. Cinemas, theatres, dances halls, Public assembly halls	One space for 20 m2 of floor area or part thereof.
IV Retail business market including restaurants, office buildings, Professional offices and Banks, Hospitals and Nursing Homes.	One space for 50 m2 of floor area or part thereof.
V. Wholesale warehousing Whole sale market and Market yards	Parking area of 50 m2 for every 100 m2 of floor area or part thereof.
VI. Schools and Colleges	Parking area of 25 m2 for every 100 m2 of floor area or part thereof.
VII. Industrial premises	Parking area of 50 m2 for every 200 m2 of floor area or part thereof.

1	2
VIII. Stadia	Parking area of 50 m2 for every 100 seats or parts thereof.
IX. Retail markets	Parking area of 25 m2 for every 100 m2 of floor area or part thereof.

2) One off street parking space shall have the minimum area of 12.50 M2 (2.50 M x 5.00 M) and all parking spaces shall be provided with adequate vehicular circulation and manoeuvring space from the street. Wherever areas of parking are specified in the Table III, these areas should not be converted into open spaces, the minimum being the one specified above and shall not include circulation space.

3) The parking layout shall fulfil the following conditions:

a) The minimum width of the access to the street shall be 3.00 m.

b) The car parking area shall have two independent accesses leading to the street, if its capacity exceeds 19 parking spaces. However only one such access may be permitted if its minimum width is 5 m.

4) Developments providing for off street parking in excess of the minimum requirements, may be considered favourably by the Authority for relaxation of other requirements.

5) In case of stilt parking on the ground floor full or part as the case may be exempted provided the builder/developer provides separate structure only for parking within the same plot, the said structure may be allowed free of FAR but to be counted in the Coverage and shall follow all other regulations in force.

4.11) Group of buildings in an effective area of plot more than 4000 m2 but less than 20,000 m2

1) When a plot, having an area of more than 4000 m2 but less than 20000 m2, is used for construction of group of buildings, an open space, as per the provisions in Sub-Division Regulations (Part V) shall have to be provided, in addition to the parking requirements. However, for calculating the Coverage and FAR, the area of the entire plot, inclusive of open space, shall be taken as effective plot area.

2) All the buildings should be accessible by a pedestrian access of 3.00 M and no setbacks from this access shall be applicable.

3) All parking areas shall be accessible by an internal road having a minimum width of 6.00 m. If such parking is provided within buildings, then the access to these buildings shall also be 6.00 M and a minimum setback of 1.00 m shall be maintained.

4) A road of 6.00 m. width shall be extended to the rear of the plot or adjoining plot, in case the same without an access. The general regulations regarding the road setbacks would not be applicable.

5) Commercial use will be permitted only in the ground floor upto the extent of 25% of the permissible covered area and this area could be located either in one or more buildings, as desired by the owner.

6) In case of plots exceeding 20,000 m² in area, the same shall have to be sub-divided into plots of 20,000 m² or less by providing access roads, as per Sub-division regulations and each such plot shall be subject to the above regulations 4.11(1) to (5).

4.12) Mining, Quarrying or Brick Kiln Operations

1) The following regulations, shall govern the mining, quarrying and brick kiln operations:

a) No mining, quarrying or brick kiln operations, where no blasting is involved, shall be permitted within a distance of 50.00 m. from the boundary or any public road, railway line, canal or any building.

b) No mining, quarrying or brick kiln operations, which involve blasting, shall be permitted within a distance of 200 m. from the boundary or any public road, railway line, canal or any building.

c) The mining, quarrying and brick kiln operations shall be permitted for a stipulated period of not exceeding three development permission terms.

d) The operations shall not be permitted substantially below the average ground level, if the operations are for the extraction of stones, earth or moorum.

e) The operations shall neither endanger the foundations of neighbouring structures nor disturb the slope stability of existing hills, slopes or embankments.

f) At the expiry of the period permitted, the land should be brought back to its original condition, which existed prior to the development, after ensuring proper soil conservation measures.

g) The operations will in no case be permitted within 500 mt. of the High Tide Line in coastal areas.

h) The site plan submitted in quadruplicate should also furnish the contours at an interval of 5 mts.

NOTE:- The Authority shall have the power to stop the on going works, if it finds that the work is detrimental to the environment.

4.13) Filling stations, Service Stations and Filling cum Service Stations

1) The installations of filling stations, service stations and filling cum service stations, shall be governed by the following regulations: -

A) Fuel Filling Station

i) Location of filling cum service

a) A distance of 1 km. minimum shall be necessary between two filling stations, if they are located on National Highway or Major District Road, outside the urban area.

b) A minimum distance of ¼ km. minimum shall be necessary between the filling stations, if they are located on the roads in the urban areas. This requirement may be waived if they are located in the commercial Zone.

c) A distance of minimum 45 m. shall be necessary between the filling station and the tangent point of the intersection of the minor roads.

d) A distance of minimum 90 m. shall be necessary between the filling station and the tangent point of the intersection of the major roads.

NOTE:- All roads with right of way of 20 m and more shall be considered as major roads for the purpose of these regulations.

ii) Space requirements

a) The minimum effective size of plot for the location of filling station shall be 600 M2, with minimum frontage of 30 m. PROVIDED that this requirement may be relaxed if it is located in Zones C1, C2, C3, C4, where the minimum size of the plot shall be 375 M2 with the minimum frontage of 25 m.

b) Except in hilly terrain, the plot shall be on a level ground.

iii) Parking requirements

a) Every filling station shall provide for one car parking space for every 600 M2 of plot area or part thereof, subject to a minimum of two car parking spaces.

iv) Other requirements

a) The pump island should have a minimum front set back of 6.00 m. from the effective plot boundary and 10.00 m. side set back on either side. The distance between the pump island and any built up area above ground within the plot should be a minimum of 6.00 m.

b) The decision of the Authority regarding the location and setting of the filling station shall be final. The exit and entrance, drive way kerbs, the location of the filling kiosks shall be designed as directed by the Authority.

B) Filling-cum-Service Station

i) Location requirements

These shall be as per Filling Station.

ii) Space requirements

a) The minimum size of plot shall be 1000 M2 with the minimum frontage of 30 m.

iii) Parking requirements

a) The minimum parking to be provided shall be four car parks for a plot area of 1000M2 or part thereof and additional one car park for every additional 200 M2 of plot area or part thereof.

C) Service Station

i) Location requirements

These shall be as per Filling Station.

ii) Space requirements

The minimum size of plot shall be 500 M2, with minimum frontage of 25 m.

iii) Parking requirements

These shall be as per the Filling cum Service Station.

4.14) Fire Safety Requirements

All high-rise buildings shall be planned, designed and constructed in accordance with Part IV of Fire Protection of National Building Code of India. Fire fighting requirements, arrangement and installation required in such buildings shall also conform to the provisions of Part IV of Fire Protection of National Building Code of India.

4.15) Regulations regarding development on sloping sites

1) Blocks Levels/contour plans are to be submitted in case the gradient of the site to be developed exceeds 1.10 and if the building site 76hju exceeds 1000 sq. mts. in area.

4.16) Land locked areas and Land Acquisition by the Authority

1) Land locked areas (i.e. areas without access or with inadequate access) may be allowed to be developed by providing stipulated access from the existing public road. Such access to the plot shall be a road as defined by the Authority.

2) The area used for such road shall not be deducted from the effective area of the plot for FAR calculations, PROVIDED, the ownership of the road is transferred to the local authority voluntarily by the owner.

3) In case such an owner is not able to develop his property with full benefit of FAR due to other restrictions like coverage, setbacks, etc. the Authority may relax such requirements on individual merit.

4) In case such a defined roads is not voluntarily made available, then the Authority, at the request and the cost of the applicant, shall

acquire the area. The cost of the area and the construction costs shall be borne by the applicant including 5% of the total cost as the service charges, subject to minimum of Rupees five thousand or as decided by the Authority from time to time.

5) The land zoned as P (public, semi public and Institutional) and the land zoned as R (parks, playgrounds, Recreational) may be acquired by the Authority, to the extent of minimum size of plot specified in the regulations of the said zones, at the request of the Institution for the purpose of allowable development in the said Zone.

6) The land required for development of common facilities/services, such as a crematorium, cemeteries etc. for the uses as permitted in specific zones, may be defined and acquired by the Authority on request of the Institution or local body.

4.17) Facilities required by Government

One structure of size upto 6 m. x 3 m. may be allowed for construction, free from FAR and coverage, if required by the Chief Electrical Engineer's office for the purpose of installation of Electricity Department's transformer and other electrical applications and built to their specifications. No relaxation of any other provision of regulation is admissible on above ground.

4.18) Enlistment of Architect/Engineer/Town Planner

1) Every Architect/Engineer/Town Planner willing to sign plans/documents to be submitted to the Authority, shall be enlisted with the Authority by applying in the manner prescribed in these Regulations.

2) The enlistment shall be, initially, for a period of five years and shall be so indicated in the Enlistment Certificate issued by the Authority.

3) The Architect/Engineer/Town Planner may, at his own option and by making a request in writing, renew his enlistment for further periods of five years at time.

4.19) Theatres and Stadia

1) All buildings for cinemas, theatres including motion picture theatres and other public

assembly buildings shall conform to IS 4878-1968 Code for Construction and Goa Cinematography Rules.

4.20) Development of Crematorium/Graveyard

1) In addition to other regulations, any proposal for development of Crematorium/Graveyard/Cemeteries, shall provide, within the plot area itself, a buffer/safety Zone of 30 m between any grave/cremation platform and the nearest settlement area.

NOTE:- The safe distance (buffer zone) from the cemeteries/burial grounds and crematoriums may be relaxed upto 15 mts. in case the various constraints and needs of the area, provided that such relaxation is specially requested, and may be placed before the Board by the Chief Town Planner with his comments and thereafter the Board may consider the relaxation on case to case basis.

PART - IV

4. ZONING REGULATIONS AND USE PROVISIONS

4A) REGULAR ZONES

To regulate the locations, height, number of storeys, size of buildings and structure, open spaces, courtyards, means of access and exit, within the Zone prescribed in the Development Plan, the following regulations are applicable in the relevant zones.

PROVIDED that, if any person intends to develop any land in the Planning Area that is not zoned or is, according to the applicant, wrongly zoned, the Authority shall, after giving its point of view, refer the matter to the Government and the Government may, subject to the provisions of the Act, permit such development subject to such conditions as may be directed to be imposed.

4A.1) Land use of zones

In these regulations, the land use shall be as per TABLE IV below for the zones marked in the Outline Development Plan.

TABLE IV

	USE	Zone	
I	Residential	Urban Settlement	S1
	Residential	Settlement	S2
	Residential	Settlement	S3
	Residential	Settlement	S4
II	Commercial	Central Commercial	C1
	Commercial	Local Commercial	C2
	Commercial	Rural Central Commercial	C3
	Commercial	Rural Local Commercial	C4
III	Industrial	Light Industrial	I-1
	Industrial	Medium Industrial	I-2
	Industrial	Heavy Industrial	I-3
IV	Public/Semi-public/ /Institutional	Public/Semi-public	P
V	Transport, Warehousing & Communication		T
VI	Parks, Playgrounds, Recreational		R
VII	Agriculture		A1
VIII	Natural Reserve		A2
IX	Conservation		F

Note:- In case of C1, C2, C3 and C4, Residential use shall be permitted on upper floors and Ground floor above stilts.

4A.2) Provisions governing the uses

1. USES PROHIBITED: (Except those permitted with restrictions).

i) Zones S1, S2, S3 & S4:

Wholesale trade, warehousing, all kind of industries, railway yards, sidings, air ports and air stations, electric power plants, gas works, fabrication and assembly workshops, scrapyards, transport agencies, automobile workshops, hotels, motels, hostels and restaurants.

ii) Zones C1, C2, C3 & C4:

Extensive, heavy and noxious industries, airports and air stations, electric power plants and gas works.

iii) Zones I-1, I-2 & I-3:

a) I-1:

Extensive, heavy and noxious industries.

b) I-2:

Noxious and hazardous industries.

c) I-3:

All uses other than industries with exception of those permitted with restrictions.

iv) Zone P

All kinds of industries, wholesale trade, warehousing, storage, airports & air stations.

v) Zone T:

Theatres, Auditorium, Cultural and religious institutions, heavy, noxious & hazardous industries, sports stadia, crematoria, cemeteries, burial grounds and other uses permitted under other zones.

vi) Zone R

All uses permitted under other zones.

vii) Zone A1 & A2

All uses other than agriculture, horticulture, farming and allied operations.

viii) Zone F

All uses prohibited in the basic Zone, since this is a superimposed Zone.

4A.3) Uses permitted with certain restrictions

i) Zone S1, S2, S3, & S4:

Uses such as retail trade, banks, post offices, administrative offices, rice and flour mills, tailoring shops, laundry, hair cutting saloons, bakery, kindergarten abutting on main street and professional establishments shall be permitted only on the ground floor as auxiliary to the main use.

PROVIDED, the total covered area occupied for such uses, does not exceed 25% of permissible covered area if the property derives access from 6.0 m. road and the same does not exceed 50% of the permissible covered area if the property derives access from a road 8.0

m. wide or more. The front setback in both cases shall be 5.00 M.

Further, if more than one building is proposed, then all the permissible area for commercial use as above, may be located either in one building or more than one buildings, as desired by the owner.

PROVIDED further, that use such as rice and flour mills, shall be permitted only if they are driven electrically and the motor capacity does not exceed 15 H.P.

ii) Zone S1, S2, S3, S4 & C1, C2, C3, C4:
Nursing homes, cultural, educations and religious institutions and administrative offices,

PROVIDED, that the plots have an area of more than 300 M2 with a frontage of 15.00 m., and

PROVIDED further that the plots should be accessible by a road having a minimum width of 8.00 and minimum front setback of 5.00 m. is maintained.

iii) Zone S1, S2, S3, S4 & C1, C2, C3, C4:
Bus terminals, parking yards, cinemas, burial grounds, helipads, hospitals, swimming pools, gymnasiums, sports complexes,

PROVIDED that the plots have an area of more than 500 m2 with frontage of 25.00 m.

PROVIDED further that the plots shall be accessible by a road having a minimum width of 8.00 m and a minimum front setback of 5.00 m. is maintained.

iv) Zone C1, C2, C3, C4:
Service workshops, service industries, and light industries, only as auxiliary to main use.

v) Zone I-1, I-2, I-3:
Residences for watch & ward and maintenance staff, administrative office, canteens, medical centres, banks convenience shopping, only as auxiliary to the main use, upto the extent of 15% of the permissible Floor Area Ratio (FAR).

vi) Zone P:
Canteen, banks, convenience shopping and Staff residences, only as auxiliary to the main use, to the maximum extent of 25% of permissible Floor Area Ratio (F.A.R.).

vii) Zone T:
Boarding houses, restaurants, professional offices, residences for watch and ward and

utility services, retail trade, only as auxiliary to the main use, to the maximum extent of 25% of permissible Floor Area Ratio (FAR).

viii) Zone R:

Restaurants, public utilities incidental to main use, room for watch and ward, only as auxiliary to the main use, to the maximum extent of 5% of the effective area of the plot, PROVIDED that the structure are single storeyed only.

ix) Zone A1 & A2:

Roads and sub-division of lands for agricultural purposes only subject to specific restrictions in the regulations for Sub-Division of Land (PART V).

Uses ancillary to agriculture such as irrigation, land reclamation, pump and other electrical installations, bio-gas plants, farm houses, poultry, dairy.

NOTE:- (applicable to all zones) 1) The development charges will be as applicable to the Zone or to the use whichever is higher.

2) Development charges shall be applicable for the mezzanine floors also.

4A.4) Regulations applicable to various zones.

1) The minimum width of access, the permissible coverage, F.A.R., front setback and the maximum height, shall be regulated by the standards given in the Table below (TABLE V)

TABLE V

Zone	Min. width of road	Max. perm. Coverage	Max. perm. F.A.R.	Min. front setback	Max. perm. height
S1	6.00 m.	40%	100	3.00 m.	15.40 m.
S2	6.00 m.	40%	80	3.00 m.	11.50 m.
S3	6.00 m.	40%	60	3.00 m.	07.60 m.
S4	6.00 m.	33%	50%	3.00 m.	07.60 m.
C1	10.00 m.	40%	200	5.00 m.	24.10 m.
C2	8.00 m.	40%	150	5.00 m.	16.00 m.
C3	8.00 m.	40%	100	5.00 m.	11.50 m.
C4	8.00 m.	40%	80	5.00 m.	10.90 m.
I-1	10.00 m.	50%	100	5.00 m.	14.20 m.
I-2	10.00 m.	50%	100	5.00 m.	14.20 m.
I-3	10.00 m.	50%	100	5.00 m.	14.20 m.
P	6.00 m.	33 1/3%	100	5.00 m.	10.90 m.
T	10.00 m.	33 1/3%	60	5.00 m.	15.40 m.
R	6.00 m.	5%	5	3.00 m.	3.00 m.
A-1	3.00 m.	5%	10	5.00 m.	6.00 m.
A-2	3.00 m.	5%	10	5.00 m.	6.00 m.

- NOTES:-
- 1) Whenever commercial use is proposed in zones S1, S2, S3 & S4, the front setback shall be 5.00 m. However, the front setback shall be relaxed to 3 m. in case the plot abuts a road of right of way of 10 m or more. In no case the alignment of the new building shall protrude the alignment of existing building on the same street.
 - 2) In commercial zones C1, C2, C3, C4, the front set back shall be 5 meters. However, the front setback shall be relaxed to 3 m. in case the plot abuts a road of right of way of 10 m. or more. In no case the alignment of the new building shall exceed the alignment of existing building on the same street.
 - 3) In Industrial Zones, the maximum height shall be relaxed as per the processing requirements.
 - 4) Farm houses within A1 and A2 zones shall be permitted, PROVIDED these lands are not classified as "Rice" (Paddy field) in Survey records and Forest" under Forest Act.
 - 5) In zones where the Coverage is specified as 40%, the same may be relaxed to 50% if the construction is restricted to Ground and one upper floor only.
 - 6) Wherein basement is not provided 50% of the covered area in buildings falling in zones C1 and C2 have to be compulsorily reserved for parking on stilts.
 - 7) In case prescribed parking area is provided on the plot itself, compulsion of Stilt/Basement should not be insisted upon.
 - 8) Wherever construction of basement is possible beyond the ground floor coverage, for Parking purpose, additional basement area extending beyond the ground floor coverage may be permitted, which shall not be considered in coverage calculation.
 - 9) In case areas falling within CRZ shall be strictly governed as per CRZ Regulations in force.

4A.5) Side and Rear Setbacks

- 1) Every building shall have minimum sides and rear setbacks as per the Table (TABLE VI) given below:—

TABLE - VI

Height of the building	Side/Rear Setbacks
(1)	(2)
Upto 7.60 m.	3.00 m.
Upto 11.50 m.	4.00 m.
Upto 15.40 m.	4.70 m.
Upto 17.50 m.	5.40 m.
Upto 20.80 m.	6.10 m.
Upto 24.10 m.	7.40 m.
Upto 27.40 m.	9.00 m.
Upto 30.70 m.	10.60 m.
Upto 34.00 m.	12.20 m.

4A.6) Further restrictions/relaxations

- 1) Plots with a permissible floor area up to 200 m², the minimum access will be of 3.00 m. wide motorable road.
- 2) For existing plots of area 200 sq. meters and frontage of less than 13.00 m. where the construction is limited to ground floor only, side setback on both sides may be relaxed to 1.50 m. This shall be applicable to Panchayat as well as Municipal areas.
- 3) The front setbacks specified above shall be subject to the additional restriction so that, no part of the building shall encroach the imaginary line drawn from the centre line of the road along the plot fronts at an angle of 63½ from road level upwards and towards the building except for the compound wall.
- 4) Building may be allowed with side setbacks with less than those specified on table VI limited to be a minimum of 1.5 m. provided no light & ventilation is taken from that side. In Municipal Areas, Buildings shall be permitted to touch the boundary or leave a minimum distance of 1.5 m. on one or both the sides, PROVIDED no light & ventilation is taken from that side.

4B) SPECIAL ZONES**4B.1) Conservation Zone (F)**

O.D.P. Regulations 1989 (26-VIII) shall be followed only for Municipal areas pending revision of the same.

For areas outside Municipal limits, maximum permissible F.A.R./Coverage applicable to the respective Zone as per the O.D.P. in force will be allowed. The height of the building to be restricted to 7.6 mts. (G+1) only. Further landuse restrictions and architectural control guidelines applicable to municipal areas will be followed.

4B.1a) Control of development in areas notified under Ancient Monuments and Archaeological Sites Remains Act 1978.

Any development within notified areas upto 300 Mts. from protected monuments (as per the list of Protected Monuments of mini-circle, Goa) requires N.O.C. from The Director General, Archaeological Survey of India, New Delhi.

LIST OF PROTECTED MONUMENTS OF MINI CIRCLE, GOA.

1. Basilica of Bom Jesus, Old Goa.
2. Se Cathedral, Old Goa.
3. Chapel of St. Cajetan, Old Goa.
4. Church and Convent of St. Francis Assisi, Old Goa.
5. Chapel of St. Catherine, Old Goa.
6. Church of Lady Rosary, Old Goa.
7. Portal remains of St. Paul's College, Old Goa.
8. Arch of Viceroy, Old Goa.
9. Arch of Adil Shah's Palace, Old Goa.
10. Church of St. Augustine, Old Goa.
11. Auguda Fortress (Upper), Candolim.
12. Safa Masjid, Ponda.
13. Rock cut caves, Arvalem.
14. Mahadev Temple, Tambdisurla.
15. Mahadev Temple, Kurdi.
16. Excavated site, Chandore.
17. Fortification Wall of Auguda. Fortress (Lower), Candolim.
18. Chapel of St. Francis Xavier and connected buildings.
19. House of Bull.
20. Largo of St. Francis Xavier.
21. Largo of St. Cajetan together with other monuments.

4B.2) Coastal Regulatory Zone (CRZ) and Environmental Protection Zone (EPZ)

All development in these zones shall be governed by the CRZ/EPZ regulations published by the Government of Goa/Government of India.

PART - V**5. SUB-DIVISION REGULATIONS**

The sub-division of land shall conform to the provisions given below regarding roads, surface and storm water drainage, sloping sites, open spaces, size of plots and their frontage and means of access.

These regulations shall be applicable to new sub-divisions in all zones, except zones A1 & A2, which shall be governed special regulation 5.7.

5.1) Regulations regarding roads.

1) All road right of ways shall have the carriage widths and other widths specified in the following Table (TABLE VII):

TABLE - VII

R/W of road (m.)	6	8	10	15
Carriage width (m.)	4	5	6.8	9
Shoulder width/foot path width (m.)	0.85 m. on each side	1.20 m. on each side	1.30 m. on each side	2.60 m. on each side
Width of road side drain (cm.)	30	30+30	30+30	40+40

2) No roads shall have a gradient of more than 1:10 along its longitudinal section.

3) All roads shall follow the relevant P.W.D. specifications.

4) All roads having a road width (R/W) of 15.00 m. or more, shall be provided with a separator.

5) All road corners should be worked out in a smooth curve of 3.00 m. radius for roads upto 10.00 m. R/W and that of 5.00 m. radius for roads above 10.00 m. R/W width.

6) In case of road inter-sections involving roads of different R/W, the corners should be worked out as per the specifications prescribed for the road having wider R/W.

7) All the cul-de-sac head provided shall have the minimum size of 12m x 12 m.

8) All sub-division roads shall be treated as public roads unless the development remains under the joint ownership of the owners of the plots or with a Society duly registered under the Societies Registration Act.

NOTE:- A 3.00 m. road serving a single plot may not be provided with a cul-de-sac head.

5.2) Regulations regarding surface and storm water drainage.

1) All drains should have adequate slope to facilitate surface water drainage effectively.

2) All drains should be constructed and finished as per PWD specifications.

3) All drains shall have minimum sizes as specified in Table VII and should be constructed on one side for roads upto 6.00 m. R/W and on both sides for wider roads.

4) Cross drains and culverts shall be provided as per site conditions wherever required.

5) All surface drains, storm water drains, cross drains and culverts should be clearly indicated in the sub-division plans indicating the route of flow of water along the proposed drains and its ultimate discharge on to public drains, public nallah or natural water courses.

6) The sub-division plans should show the cross section and other construction details of the road drains, cross drains, culverts etc.

5.3) Regulations regarding sloping sites

1) When submitting plans of sub-division of land or layout of private street proposals in a plot, which has a gradient of 1:10 or more, the plan should indicate block levels at 5.00 m. centre to centre or alternatively contour plans at 1.00 m. intervals.

2) The levels/contours should be drawn with reference to a bench mark clearly indicated on the site plan.

5.4) Regulations regarding open spaces.

1) When the plot to be sub-divided has an effective area of more than 4000.00 m², an area equal to 15% of the effective area of such plot shall be set apart as usable open space/green area.

2) The open spaces shall be deemed to be zoned as Zone "R" and shall be jointly held, developed and maintained by the owners of the sub-divided plots, unless they are transferred to the local Authority.

3) The open space/spaces to be provided under sub-clause (1) may be kept in more than one parcel, each parcel having an area of not less than 500.00 m² and least dimension of not less than 15.00 m.

4) All open spaces shall have a means of access as though it is an independent plot.

5) In commercial zones, if bye-lanes of width not less than 7.50 m. are provided adjoining public roads, to be used for parking, the area of such bye-lanes may be computed in the open space upto 50% of the total requirements of open space.

6) In case of partial development of a plot, 15% open space should be set apart of only that part of the plot undertaken for development provided that this part of the plot as well as the remaining part are not less than 4000.00 m² in area.

7) The open spaces shall be used for recreational and community purposes of the occupants of the sub-divided plots and/or for installations of public utilities, provided such installations do not cover more than 5% of each of the open space, a minimum 3.00 m. setback from any edge of the plot is kept and the maximum height of any construction is restricted to 6.00 m. only. In case of water tower, the height restriction will not be applicable.

5.5) General requirements regarding development of plots, open spaces and roads

1) All plots should be properly developed to make them suitable for construction and so as to prevent water logging.

2) The roads and open spaces should be developed so as to prevent water logging and flooding.

3) Every sub-divided plot as well as all open spaces should have an independent motorable means of access from a public road.

4) All plots and open spaces shall be clearly demarcated with boundary stones fixed at all corners.

5.6) Regulations regarding minimum size of the plot, frontage, means of access and right of way of roads.

All sub-divided plots shall have minimum sizes, frontage, means of access and widths of roads shall be as given in the Table VIII, Table IX and Table X respectively.

a) Minimum size of plot and minimum frontage width.

TABLE - VIII

Min. size of the plot	Min. size of the plot in sq. mts.	Min. width of the plot
Zone	SQ. MTS	MTS.
S1, S2, S3, S4	200.00	10.00
C1, C2, C3, C4	500.00	20.00
I-1	600.00	20.00
I-2	1000.00	25.00
I-3	5000.00	50.00
P	1000.00	20.00
T	1000.00	25.00
R	500.00	15.00
A1 & A2	2000.00	20.00

NOTE:- Existing plots with the independent survey numbers or already approved plots as on the date of adoption of these Regulations shall be exempt from the above limits.

b) Accessibility to the plot to be sub-divided.

TABLE - IX

Effective area of the plot to be sub-divided	Minimum width of access	
	OTHER ZONES	I-1, I-2, I-3 & T
Upto 7500.00 m2	6.00 m.	10.00 m.
7501.00 m2 to 25,000 m2	8.00 m.	10.00 m.
25,001 m2 and above	10.00 m.	15.00 m.

NOTE:- (i) In A1 & A2 Zone minimum R/W of 3.00 m. may not be insisted upon.

(ii) In case of existing plots having an area upto 5000 m2 and abutting on a public road of 3.00 m. only, development may be permitted by relaxing the minimum road width requirement, PROVIDED the length of the road to the plot does not exceed 100.00 m.

c) Minimum width of roads within the sub-division of land

TABLE - X

Maximum area served	If the road is looped	If the road ends in cul-de-sac
Upto 5000.00 m2	6.00 m.	8.00 m.
5001.00 m2 to 20,000.00 m2	8.00 m.	10.00 m.
Above 20,000.00 m2	10.00 m.	12.5 m.

NOTES:- i) In settlement zones, 3.00 m. road serving only one plot of 500.00 m2 or less shall be permitted. No cul-de-sac head shall be required to be provided.

ii) A 6.00 m. wide road ending in a cul-de-sac head shall be permitted if the area served is 2500 m2 or less.

iii) In Industrial and Transport zones, the minimum width of the road shall be 10.00 m if the road is looped and 15.00 m if the road ends in cul-de-sac head.

iv) In commercial zones, the minimum width of road shall be 8.00 m. if the road is looped and 10.00 m. if the road ends in cul-de-sac head.

5.7) Other regulations

1) If the effective plot to be sub-divided is more than 5 Ha. and less than 50 Ha. in the Settlement zones, and additional 5% of the total plot area should be reserved for the provision of amenities and utilities such as schools, community centres, commercial centres, etc.

2) For areas over 50 Ha. in Settlement zones, and over 20 Ha. in other zones, in addition to the above, the development will be subject to other special conditions as the Authority may decide to impose in connection with the drainage, garbage and wastage disposal, water supply, and other requirements, amenities, common facilities etc.

3) In I-1, I-2, I-3 & T zones and for the effective plot area between 2 Ha. to 5 Ha., 5% of the total area should be reserved for community hall, nursing home, crèche, etc.

For areas above 5 Ha. additional 2.5% of the total area is to be reserved for retail trade, Post office, Bank and other ancillary commercial activities and 10% of the area may be reserved for the Industrial housing.

4) In case of A1 & A2, the requirements of open space and asphalted road shall not apply. Further the road width of 6 mts. only may be allowed.

PART - VI

6. MISCELLANEOUS AND OTHER PROVISIONS

6.1) Relaxations

1) Relaxation in case of Housing development for Economically Weaker Section.

In case of development for Economically Weaker Section, for sub-division as well as building construction, by the Local Authorities, State or Central Government Departments, Housing Board, Planning and Development Authorities or any Private Developer, the Authority may, for reasons to be recorded in writing, relax the regulations as detailed below:-

a) The minimum size of the plot may be relaxed to 60 m² and maximum coverage may be relaxed upto 60%.

The above relaxations shall apply to the constructions in Panchayat as well as Municipal areas.

2) Relaxations in case of additions/alterations to existing non high rise buildings.

In case of applications for additions/alterations to non high rise buildings only, if on considering the merits of the case, it becomes evident that the applicant may face hardships in complying with the Regulations as the applicant has already completed/part completed the development prior to the coming into force of these Regulations, the Authority may, for reasons to be recorded in writing, relax or waive any of the above Regulations except those regarding F.A.R. and projections within setback lines.

3) Relaxation in case of existing Coverage 60% and above.

Relaxation as regards coverage in case the plot is already built upon or having an existing structure before coming into force of these regulations, and the area covered by such existing building/buildings having 60% or above coverage, the coverage of the proposed building, (or the composite & coverage of the proposed and existing building) may be relaxed upto 10%, over and above the coverage permitted under table V.

4) Relaxations in case of Industrial Buildings and Public Utility Buildings.

In case of Industrial buildings or Public Utility Buildings where there are specific requirements due to processing or operational needs or for installation of plant and machinery, the Authority may, for reasons to be recorded in writing, relax or waive the regulations regarding maximum height and minimum set back.

6.2) Miscellaneous provisions

1) Continuance of Non-Conforming land use.

In order to allow the continuance of non-conforming use following regulations under Section 42 of the Goa, Daman and Diu Town & Country Planning Act shall apply:-

a) Every person seeking to continue the non-conforming land use shall make an application in the form prescribed under these regulations in Annexure to Form 'VI'.

b) The Authority may, on receipt of such an application, and subject to the provisions of the Act, permit the continuance of the non-conforming use for such time and such extent, provided that such continuance will not cause any inconvenience or nuisance to the surrounding area.

c) The Authority shall charge a fee at the annual rate to per sq. mt. as may be prescribed from time to time for continuation of non-confirming uses.

2) Validity of regulations/approvals/renewals.

In case where development permissions for sub-division of land or construction of buildings have already been approved by a competent authority and development has been completed or part completed in pursuance of such approval, final approval or Completion Certificate shall be granted based on the regulations on which the approval was granted, even though a subsequent change is brought about because of new regulations, upto a period of six years.

3) Penalties

By virtue of the provisions contained in Sub-Section (2) of Section 141 of the Act, any contravention of the above regulations by the holder on development permission issued by the Authority shall be punishable by a fine of one hundred and fifty rupees and by any additional fine of ten rupees for every day during which such contravention continues after conviction.

F O R M - B

(SEE RULE 13)

Application for permission for development
under Section 44 of the Goa, Daman and Diu
Town & Country Planning Act, 1974.

Date: _____

From: _____
(Name of the owner of Land)

Address: _____

To,
The Member Secretary,
_____ Planning & Development Authority,

Sir,

I intend to carry out the under mentioned
development in the site or plot of land bearing
Chalta No. _____ of P.T. Sheet No. _____ / Survey
No. _____ / sub-divided plot No. _____
of _____ City/Village on _____
road, in _____ ward, in accordance with the
provisions of Section 44 of the Goa, Daman and Diu Town
& Country Planning Act, 1974, and Rule 13 of the
Planning & Development Authority Rules, 1977.

Particulars of proposed development:—

1. I forward herewith the following :- * strike out
which is not applicable.

- (a) * A Site Plan.
- (b) * A Detailed Plan.
- (c) * A Location Plan.
- (d) * A Parking Layout Plan.
- (e) * A Blue Print copy of the Survey Plan.
- (f) * A copy of Index of land (Form III or Form I
& XIV or Form B).
- (g) * Sale/Gift/Lease/Mortgage deed or any other
document showing ownership of land.

2. I request that the proposed development may be
approved and that permission may be accorded to carry
out the development.

Name and Signature of the Owner.

Name, Signature and Reg. No. of the
Architect/Engineer/Town Planner
registered with P.D.A.

F O R M 'C'

(See Rule 20)

Application for development charges under the
Goa, Daman and Diu Town & Country Planning
Act, 1974 (Act 21 of 1975)

From: _____
(Name of the Owner of land)

Address: _____

To,
The Member Secretary,
_____ Planning and Development Authority,

Sir,

I hereby give notice under Sub-section (1) of Section
102 of the Act, that I intend to carry out/I am carrying
out/I have carried out development mentioned below
and request you to assess the development charges, if
any, payable in respect thereof under section 100 of the
Act.

1. Nature of Development:—

2. Location:—

Date: _____

Name and Signature of the owner

Address: _____

ANNEXURE TO FORM 'B'

(To be submitted enclosed with Form B in duplicate)

For official use only

1. Name and address of the owner

.....
.....

2. Details of property:

(i) District
(ii) Town/Village
(iii) Ward/Vaddo
(iv) Chalta No. P.T. Sheet No.
Survey No.

3. Is the property sub-divided?

If 'Yes', give details of the sub-division.
Supported by the document.
.....

4. Total area of the property sq. mts.
5. Use of the property as per ODP/ZP/RP
6. Intended use of the proposed development
7. If there is a difference between uses at 5 and 6, indicate if approval of Change of Zone is obtained from the Government:
If "Yes", enclose a Certified copy of the approval
8. Is the property accessible?
If "Yes", state:
(a) Width of the access mts.
(b) Area of road widening sq. mts.
9. If the property is in the Vicinity (within 100 mts.) of the Cemetery/Graveyard/Crematorium, give the distance from the boundary wall mts.
10. If the property is in the Vicinity (within 100 mts.) of the National Highway/State bye-pass, give the distance from the centre line of the said National Highway/State bye-pass mts.
11. If the property is in the vicinity (within 50 mts.) of the railway line, give the distance from the centre of railway line mts.
12. If the property is within the vicinity of the High Tide (within 1000 mts.) of the Sea give the Distance from High Tide Line mts.
13. If the property is in the vicinity (within 50 mts.) of the river bank, give the distance from the river bank mts.
14. If there are any underground, overground, overhead telephones/electricity/water supply/sewerage pipes affecting or crossing the plot/property or within 15 mts. distance of the property, give details (and also show on the plan)

Name & signature of the Owner

Name & signature of the
Architect/Engineer/Town Planner

AREA STATEMENT I

(To be written on the drawing for all building operations)

01. Area of the plot sq. mts.
02. Deduction for
(a) Area within road widening/proposed sq. mts.
(b) Area reserved for any other use sq. mts.
(Total (a + b) sq. mts.
03. Effective area of plot (01-02) sq. mts.
04. Whether any extra FAR is claimed on the basis of road widening/proposed road.
If "Yes", state
(a) Area of road widening sq. mts.
(b) Whether the land has been gifted to the local body
05. Area occupied by the existing building in the plot sq. mts.
06. Area of the building to be demolished sq. mts.
07. Covered area of proposed building sq. mts.
08. Total covered area (05 + 07 + 06) sq. mts.
09. Total coverage sq. mts.
10. Details of area and use, floor wise.

Floor (%) Reference A	Use	Total Built up Area M2	Areas free from FAR			Net Floor Area M2	FAR
			Bal.	Bas.	Park		

11. Parking details.

Floor Area	Use	No. of Car Parks/Parking area	
		Provided	Required

AREA STATEMENT II

(To be written on the drawing for land sub-division application)

01. Area of plot m2
02. Deductions
(a) Area reserved for road widening m2
(b) Area reserved for any other purpose or undevelopable m2

03. Effective area of plot (01-02) _____ m2

04. Open space required to be provided _____ m2

05. Open space provided (a) _____ m2

(b) _____ m2

06. Plot details:- Plot No. Area in M2

07. Hierarchy of the roads used in the sub-division.

Road Identification	Width	Length	Area served

Note:- The roads with above nomenclatures are to be indicated on the plan.

08. Use wise areas for below mentioned purposes, if the plots are having areas of five hectares and above

(a) Schools _____ sq. mts.

(b) Community centres _____ sq. mts.

(c) Public Utility areas _____ sq. mts.

FORM - I

(Form for intimation regarding the commencement and completion of work)

From:-

To,
The Member Secretary,
_____ Planning & Development Authority,

Sir,

I have obtained Development Permission from your Authority vide Order No. _____ dated _____ and Construction Licence No. _____ dated _____ from _____
Name of Municipality/Village Panchayat

I wish to inform the Authority that:-

- *I) The work shall be started on _____
*II) The work has been completed on _____ as per the plans approved by the Authority as certified by the *Architect/Engineer/Town Planner (Certificate enclosed).

You are requested to take necessary action in the case.

Signature of Owner
Address:

Date:

Place:

FORM - II

(To be submitted in case of building applications in Panchayat areas only)

LIABILITY CERTIFICATE FOR STRUCTURAL WORKS

I, _____ having been
(Name and address of the Engineer)duly appointed as Engineer by Shri _____
(Name of the client)

for structural design and supervision of the proposed construction of _____

(Name of the project)

within the jurisdiction of Village Panchayat of _____ do hereby certify as under:

(Name of the village)

- 1) That I shall be responsible for the structural design and stability of the said building.
- 2) That the structural work shall be executed by the owner, as per the structural drawings prepared by me and under my supervision.

Name, Signature, Qualifications,
PWD Reg. No. and seal of Engineer

I, Shri _____ hereby

(Name and address of owner)

undertake to intimate the Engineer Shri _____ at the appropriate stage of construction of my project _____ to enable him

(Name of project)

to perform the functions as given in the above certificate.

(Signature of Owner)

TOWN PLANNING BOARD SUB-COMMITTEE
ESTABLISHED TO PREPARE DRAFT PDA
REGULATIONS

RECOMMENDATIONS

During its deliberations, the Sub-Committee felt it imperative to suggest a set of recommendations to the Town Planning Board, in addition to the proposed P.D.A. Regulations. The Committee were convinced that the implementation of these recommendations would greatly assist in the operation of the New Regulations being proposed.

1. The proposed Planning & Development Authority (PDA) Regulations, the Municipal Buildings Bye Laws and Village Panchayat Building Regulations

should be incorporated into a single publication. The Town Planning Board will need to establish a working group in order to develop a system of cross - referencing.

2. In order to simplify procedures, it would be advisable for the proposed P.D.A. Regulations to be made applicable to all areas. This must include all those areas not as yet declared as Planning Areas, throughout the State of Goa.
3. All building permissions should be operated under a 'Single Window' system. This would contribute greatly to a streamlining and consequently speeding-up of the process for receiving development permission.
4. By the year 2000 at the latest, Development Plans/Zoning Plans should be prepared for all those areas at present not covered.
5. In future, development applications in any area declared as a Heritage Zone throughout the State of Goa, must be referred to the Conservation Committee before any permission or license is granted. Clearance from that Committee would be pre-requisite, before consideration could be given to an application.
6. Statutory provisions of control by other Government departments (such as National Highways, Railways etc.) should be incorporated into the Development and/or Zoning Plans being prepared by the Concerned Authorities.
7. In cases where a Conversion Sanad is to be obtained, all proposals that have already been granted development permission and/or license by a Concerned Authority, should be deemed to have been recommended, from the planning point of view under the Land Revenue Code.

TRANSFERABLE DEVELOPMENT RIGHTS

1. Preamble.

In keeping with the spirit of the proposed PDA Regulations wherein, as far as possible incentives are used to encourage prospective developers to operate within the confines of the regulations, rather than the imposition of penalties, it is suggested that the instrument of Transferable Development Rights (TDR) be utilised to major reasons for the use of this mechanism are:

- a) To encourage development outside the already congested zones by permitting prospective developers to utilise their additional TDR in identified areas.
- b) To ease the path of Government in acquiring land for use for public purposes.

2. Immediate Action

Before embarking upon the use of this instrument (TDR), three major steps are required to be taken. In the opinion of this sub-committee, all three lie outside the purview of the work it is presently mandated to carry out. It is strongly recommended that the Town Planning Board take immediate steps to establish a Working Group to carry out the following:

- i) Clarify the meaning and scope of 'Receiving Zones'.
- ii) Establish, particularly for the large urban conurbations, areas that are recognisably 'Congested'.
- iii) Identify such Receiving Zones and record these on the Development/Zoning Plans for the entire State of Goa. These Receiving Zones should overlay (rather than supplant) the already defined uses such as Commercial, Residential etc.
- iv) Frame a set of Regulations for both the Congested Areas as well as the Receiving Zones.

NOTE

THE GUIDING FACTORS FOR DRAWING/DESIGNING ANY STRUCTURE IN CONSERVATION AREA

- a) Over-all Architectural features of the area;
- b) Architectural elements used in the buildings in that Street;
- c) Over-all façade pattern of the generally/universally appreciated buildings in the area;
- d) Socio Cultural profile of the area; and
- e) On-going commercial activities with special reference of traditionally followed trade in terms of mixed land-use or single land-use.

It is expected that the designer will attempt to enhance the aesthetical beauty of the area or at least attempt to retain the same in terms of Architectural, socio-cultural and historical form and values. It is also expected that when a design is conceived the same is not inconsistent in character with the rest of the area, thus, it should blend with character of the area. It is also expected that the sky-line and the important elements of design used in the façade of the buildings are picked up from the generally adopted elements in the said area specially whilst designing the masonry work as well as furniture, wood-work (thresholds, window frames, etc.). It is also highly desirable to consider the land form for achieving the better results and avoiding cuttings and fillings. The vegetation in the back-drop of the proposed building with special reference to the trees is also to be taken into consideration while designing the roof-scape of the building. It is also worth-while to consider the colour scheme for the building in advance.

MINIMUM OFF-STREET PARKING SPACES

Type of use	Minimum Parking
1	2
I. Residential buildings/flats apartments,	One space for every 75 m ² of floor area of part thereof limited to the maximum number of apartments/flats
II a) five & Four star hotels	One space for two rooms,
b) Other hotels and Motels	One space for four rooms
III. Cinemas, theatres, dances halls, Public assembly halls	One space for 20 m ² of floor area or part thereof.
IV Retail business market including restaurants, office buildings, Professional offices and Banks, Hospitals and Nursing Homes.	One space for 50 m ² of floor area or part thereof.

1	2
V. Wholesale warehousing Whole sale market and Market yards	Parking area of 50 m ² for every 100 m ² of floor area or part thereof.
VI. Schools and Colleges	Parking area of 25 m ² for every 100 m ² of floor area or part thereof.
VI. Industrial premises I	Parking area of 50 m ² for every 200 m ² of floor area or part thereof.
VI. Stadia I	Parking area of 50 m ² for every 100 seats or part thereof.
IX. Retail markets	Parking area of 25 m ² for every 100 m ² of floor area or part thereof.

* One motor vehicle space (2.5m * 5.0 m) which does not include the driveway.